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Entered on Docket
September 28, 2007
GLORIA L. FRANKLIN, CLERK
U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA



Signed and Filed: September 28, 2007

Thomas E. Carlson

THOMAS E. CARLSON
U.S. Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF CALIFORNIA

In re)	Case No: 06-30904 TEC 11
)	
SOPHIE H. NG,)	
)	Chapter 11
)	
)	Date: September 28, 2007
)	Time: 9:30 a.m.
)	Ctrm: Hon. Thomas E. Carlson
Debtor.)	235 Pine Street
)	San Francisco, CA

ORDER RE TURNOVER OF REAL PROPERTY AT 1385 CLAY STREET, SAN FRANCISCO, CALIFORNIA

The court held a hearing at the above date and time on the chapter 11 trustee's Motion for Order to Recover Past-Due Rents, Future Rent Payments, Security Deposits, and for Order Removing Patricia Hewlett from the real property located at 1385 Clay Street, San Francisco (the Property). Jeffrey L. Fillerup appeared for the chapter 11 trustee, Janina M. Elder (Trustee). James Attridge appeared for Ms. Hewlett. John P. Christian appeared for United Commercial Bank.

Upon due consideration, and for the reasons stated on the record at the hearing, the court hereby orders as follows:

ORDER RE TURNOVER OF REAL PROPERTY
AT 1385 CLAY ST., SAN FRANCISCO, CA -1-

1 1. Effective 12:00 noon September 28, 2007, all tenants of
2 the Property shall make all rent payments to Trustee rather than to
3 Patricia Hewlett, including payment of any past-due rent for a
4 rental period prior to that date.

5 2. Effective 12:00 noon September 28, 2007, all possessory,
6 management, ownership, and other interests of Patricia Hewlett in
7 the Property are terminated.

8 3. Effective 12:00 noon September 28, 2007, Trustee shall
9 enjoy all possessory, management, ownership, and other rights in
10 the Property until sale of the Property closes or until this court
11 orders otherwise.

12 4. Effective 12:00 noon September 28, 2007, Patricia Hewlett
13 is enjoined from going onto any part of the Property, except as
14 expressly authorized by an order of this court or upon express
15 consent of Trustee.

16 5. Effective 12:00 noon September 28, 2007, Trustee is
17 authorized to use a locksmith to enter the Property and to change
18 the locks to all common and storage areas thereof.

19 6. The court will issue a separate order re accounting for
20 and turnover of rents and tenant deposits.

21 ****END OF ORDER****
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Court Service List

Lewis Phon, Esq.
Law Offices of Lewis Phon
350 Sansome St. #230
San Francisco, CA 94104-1315

Michael A. Isaacs, Esq.
Jeffrey L. Fillerup, Esq.
Luce, Forward, Hamilton and Scripps
121 Spear St. #200
San Francisco, CA 94105

James Attridge, Esq.
1390 Market St., Ste 1204
San Francisco, CA 94102

John M. Samberg, Esq.
21700 Oxnard St., Ste. 430
Woodland Hills, CA 91367-3665